

Reflection Homes Association, Inc.
Policy Resolution 2001 - 9
Detached Single Family Home Trash
Trash and Garbage Collection

WHEREAS, Article VII, Section 1 of the By-Laws of Reflection Homes Association (Association) charges the Board of Directors (Board) with the powers of administration of the Association; and

WHEREAS, the Declaration of Covenants, Conditions and Restrictions amendment (Declaration), Article IX a, Number 7 states:

“Trash and garbage containers shall not be permitted to remain in public view except on days of trash collection. No accumulation of storage or litter, new or used building materials or trash of any other kind shall be permitted on any lot...” and

WHEREAS, the Board has determined, after substantial member input, that it is necessary and in the Association's best interest to clarify existing policies and procedures relative to trash and garbage collection.

NOW, THEREFORE, BE IT RESOLVED THAT the Board enacts the following rules and standards governing garbage and trash collection:

1. Each detached single family home-owning member is responsible for hiring a private trash contractor.
2. All loose trash, garbage, perishables and pet debris, as well as all trash bags containing such items, must be placed inside either a trash can with a fixable lid or a contractor-provided trash toter. All recyclables must be placed inside either a trash can with a fixable lid or a contractor-provided recycling container. All yard debris, including leaves and grass clippings, must be bundled, bagged or placed in trash can or toter as described.
3. All trash cans and toters must prominently bear either the address of the property to which it belongs or a contractor-provided registration number.
4. Large item trash is the responsibility of the member and must be placed at the curb and removed from public view according the same requirements stated below. Large items are defined as: Items, including cardboard and delivery boxes, which will not fit into the trash cans, toters or receptacles described in this resolution.
5. Each detached single family home-owning member must arrange for large item pick-ups directly with that member's privately hired trash contractor.
6. Trash and/or recycling, including bundled or bagged yard debris and large item trash, are to be placed at the curb **no earlier than 7 PM or darkness the night before pick up**. Trash and/or recycling receptacles must be removed from public view by the evening of the pick-up day.

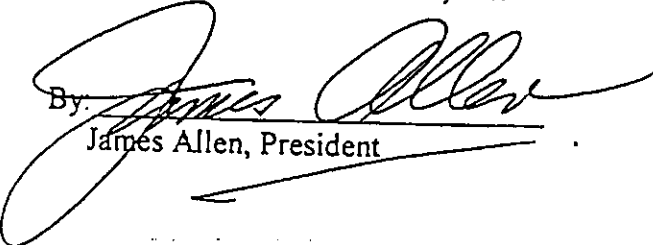
7. For use in this resolution, the term "public view" will be defined as observable from any public street, pipestem driveway or common area while the observer is standing at street or sidewalk level and directly in front of that portion of the lot being examined. No more than 30% of a stored trash or recycling receptacle may be readily observable from public view. Homes with carports are not subject to the public view storage limitation, provided trash cans or totes are stored behind or next to the chimney or shed of the carport. Homes without carports or garages must store their trash cans or totes according to carport rules.
8. Uncollected trash is the responsibility of the member. If uncollected trash is not removed from public view by the evening of the pickup day, the Board reserves the right to initiate enforcement action against the member under the terms of Section 5 of this policy resolution and Policy Resolution 2000-5.
9. Any loose trash or debris which has fallen from trash cans, totes or recycling containers must also be removed from public view by the same deadline. Any loose trash or debris is the responsibility of the member. If loose trash and/or debris is not removed from public view by the evening of the pick up day, the Board reserves the right to initiate enforcement action against the member under the terms of Section 5 of this policy resolution and Policy Resolution 2000-5.
10. As provided for in the Virginia Property Owners Association Act, Section 55-513 (B) of the Code of Virginia, violations of these provisions may be sanctioned by the assignment of monetary charges for each occurrence against the cited member in accordance with Policy Resolution 2000-5 or by any and other legal remedies available to the Association. Moreover, additional fines may be assessed against a cited owner to cover the actual costs of special handling of garbage, trash or debris of any kind by Association contractors. These additional fees may be charged to and will be payable by the member owning the violating lot. All fees assessed under this policy shall be treated as an assessment against the member's lot.
11. Non-resident members are responsible for all violations involving their property, including those caused or allowed by their tenants, guests or other invitees, and are subject to the same monetary charges and fees as resident members.

Location: This Policy Resolution shall be filed in Section V, Trash Collection Rules, of the Book of Resolutions.

The effective date of this resolution is **JUNE 1, 2001**.

I hereby certify that this Policy Resolution was duly adopted by the Board of Directors on April 10, 2001.

Reflection Homes Association, Inc.

By: 
James Allen, President